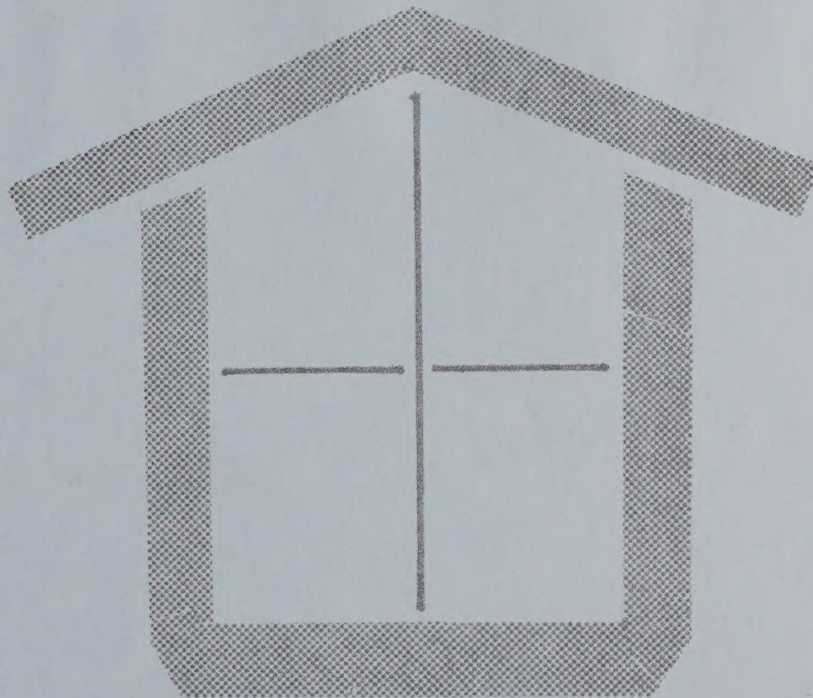


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GP - 3

INITIAL HOUSING ELEMENT



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FOSTER CITY, PLANNING DEPARTMENT

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INITIAL HOUSING ELEMENT

PREPARED FOR THE FOSTER CITY PLANNING COMMISSION
BY THE FOSTER CITY PLANNING DEPARTMENT

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RESOLUTION NO. 76-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOSTER CITY ADOPTING THE INITIAL HOUSING ELEMENT OF THE CITY OF FOSTER CITY GENERAL PLAN

CITY OF FOSTER CITY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOSTER CITY, as follows:

WHEREAS, the Initial Housing Element is a mandatory element of the City's General Plan as required by the State Government Code; and

WHEREAS, the State's General Plan Guidelines require citizen involvement in the preparation of said Element; and

WHEREAS, the Foster City Citizens Advisory Committee on Housing, a duly appointed committee of City Council, did assist the staff of the Department of Planning in the preparation of said Element of the General Plan and did on December 3, 1975 recommend adoption of said Element of the General Plan by the City Planning Commission and City Council; and

WHEREAS, said Element of the General Plan was heard before the Planning Commission after notice duly given on December 4, 1975, continued to December 18, 1975, continued to January 22, 1976, continued to March 4, 1976, continued to March 11, 1976, and continued to April 1, 1976, at which time all persons interested were given the opportunity to be heard; and

WHEREAS, on April 1, 1976, the Planning Commission did pass and adopt Resolution P-2-76 approving said Initial Housing Element and endorsing it for consideration by the Council of the City of Foster City; and

WHEREAS, said Element of the General Plan was heard before the Council of the City of Foster City, after notice duly given, on April 26, 1976, at which time all persons interested were given the opportunity to be heard; and

WHEREAS, this Council has given due consideration of said Element of said Plan as presented.

NOW, THEREFORE, BE IT FURTHER RESOLVED that:

1. The Initial Housing Element of the City of Foster City General Plan is a comprehensive document which can be used as a guide for the development and improvement of the City's residential areas and to delineate the objectives and policies necessary to implement such a program.
2. The City Council of the City of Foster City hereby adopts said Initial Housing Element of the City of Foster City General Plan.

3. A certified copy of this Resolution shall be prepared and bound with all copies of the Initial Housing Element of the Foster City General Plan as an indication of the approval of this Council.

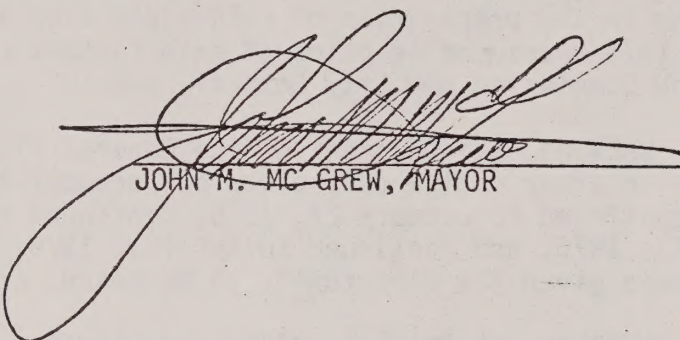
PASSED AND ADOPTED as a Resolution of the City Council of the City of Foster City at the Regular Meeting held on the 26th day of April, 1976, by the following vote:

AYES: Councilmen Duffelmeyer, Freemon, Matsuo and Vice-Mayor

NOES: None

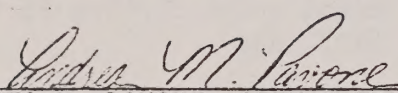
ABSENT: Mayor McGrew

ABSTAIN: None



JOHN M. MC GREW, MAYOR

ATTEST:



ANDREA M. PAVONE, CITY CLERK

RESOLUTION NO. P-2-76

A RESOLUTION OF THE FOSTER CITY PLANNING COMMISSION AMENDING THE FOSTER CITY GENERAL PLAN BY ADOPTING AND ENDORSING THE INITIAL HOUSING ELEMENT AS A PART OF SAID PLAN (GP-3-75)

CITY OF FOSTER CITY PLANNING COMMISSION

BE IT RESOLVED BY THE CITY OF FOSTER CITY PLANNING COMMISSION, as follows:

WHEREAS, said Initial Housing Element was heard after notice duly given before this Commission on December 4, 1975, continued to December 18, 1975, continued to January 22, 1976, continued to March 4, 1976, continued to March 11, 1976, and continued to April 1, 1976, at which time all persons interested were given the opportunity to be heard; and

WHEREAS, this Commission has given due consideration of said Element as presented.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Foster City General Plan is hereby amended to add the Initial Housing Element which can be used as a guide for the development and improvement of the City's residential areas and to delineate the objectives and policies necessary to implement such a program.
2. The Commission approves said Initial Housing Element and endorses it for consideration by the City Council of the City of Foster City.
3. A certified copy of this Resolution shall be prepared and bound in with all copies of the Initial Housing Element as an indication of the endorsement and approval of the Commission.

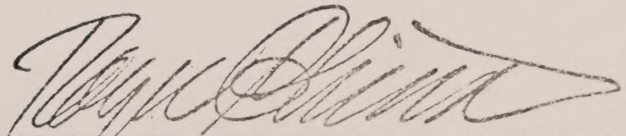
PASSED AND ADOPTED by the Foster City Planning Commission at a Regular Meeting thereof held on the 1st day of April, 1976, by the following vote of the members thereof:

AYES: Commissioners Dozier, Hong, King, Kundupoglu and Chairman Chinn.

NOES: None.

ABSENT: None.

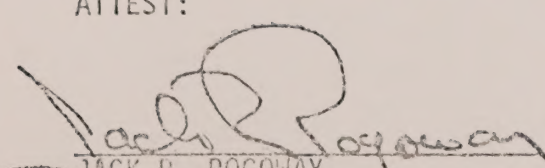
ABSTAIN: None.



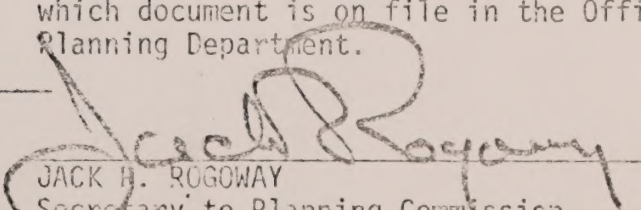
ROGER CHINN, CHAIRMAN
City of Foster City Planning Commission

ATTEST:

I hereby certify that the foregoing is a full, true and correct copy of the document it purports to be, which document is on file in the Office of the Planning Department.



JACK R. ROGOWAY
Secretary to Planning Commission



JACK R. ROGOWAY
Secretary to Planning Commission

THE FIRST PART OF THE HISTORY OF THE
LIFE OF THE LATE KING OF FRANCE

IN WHICH ARE RELATED HIS VARIOUS
CONQUESTS AND THE DEEDS OF HIS
VALIANT ARMY

BY
JACQUES CALISTO, SECRETARY OF THE
ACADEMY OF SCIENCES

TRANSLATED FROM THE FRENCH
BY
J. B. COOPER, ESQ.

LONDON:
Printed by J. B. COOPER, at the
PRINTING OFFICE OF THE
ACADEMY OF SCIENCES

1754

THE SECOND PART OF THE HISTORY OF THE
LIFE OF THE LATE KING OF FRANCE

IN WHICH ARE RELATED HIS VARIOUS
CONQUESTS AND THE DEEDS OF HIS
VALIANT ARMY

BY
JACQUES CALISTO, SECRETARY OF THE
ACADEMY OF SCIENCES

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BY
J. B. COOPER, ESQ.

LONDON:
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1754

THE THIRD PART OF THE HISTORY OF THE
LIFE OF THE LATE KING OF FRANCE

CITY COUNCIL

John M. McGrew, Mayor
Kenneth A. Miller, Vice Mayor
H. James Duffelmeyer
Gaylon T. Freemon
Kiyoshi Matsuo

CITY PLANNING COMMISSION

Roger Chinn, Chairman
Lee Dozier, Vice Chairman
Robert Hong
Milton King
Aysun Kundupoglu

CITIZENS ADVISORY COMMITTEE ON HOUSING

John Oliver, Chairman
James Belda
Kenneth Feldstein
Lawrence Shaine
Rex Tophigh
William Yaley

The following persons were members of the Committee for varying periods of time while the Element was in preparation: Sukran Aysoy, Pat Foster, Edwin Haagar, Harold Jacobson, Glen Kramer, William Krapf, Neal Moroney, Manuel Provedor, Sue Reynolds, and Cathy Stewart.

DEPARTMENT OF PLANNING

Jack R. Rogoway, Planning Director
Arthur M. Stout, Associate Planner, AIP
Robert M. Stewart, Assistant Planner
Anna G. Trachtenberg, Secretary
Sandra M. Madsen, Secretary

CITY COUNCIL

John H. Johnson, Mayor
Kenneth A. Miller, Vice Mayor
W. James Hoffmeyer
Raymond L. Freeman
Raymond Johnson

CITY PLANNING COMMISSION

Robert E. Johnson, Chairman
Lee Foster, Vice Chairman
Robert E. Johnson
William E. King
James R. Johnson

CITY ADVISORY COMMITTEE ON HOUSING

John Miller, Chairman
James E. Johnson
Kenneth E. Johnson
Lawrence Shaine
Max Johnson
William E. Johnson

The following persons were members of the Committee for varying periods of time while the element was in preparation: William E. Johnson, Lee Foster, John H. Johnson, Kenneth E. Johnson, John Miller, William E. Johnson, James E. Johnson, and Larry Stewart.

DEPARTMENT OF PLANNING

Jack H. Johnson, Planning Director
Arthur E. Johnson, Associate Planner, AEP
Robert E. Johnson, Assistant Planner
Anna E. Johnson, Secretary
Sandra E. Johnson, Secretary

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SUMMARY FINDINGS & RECOMMENDATIONS

The community's unique setting and availability of land for development has established it as one of the most provocative and rapid growing cities in the Bay Area.

The continued orderly development of the community is necessary to maintain its residential desirability, satisfy the residents' needs and desires, and maintain a functional physical-socio-economic balance.

In the recent past the inflationary influence on housing costs has created a marked shift in the housing market from the typical single-family detached units to other and more innovative housing types.

The community does provide a wide range of housing types and prices. It would appear that the community may provide a limited potential of rental units suitable for qualification under the Federal Housing Assistance Payment Program.

Although all housing has been constructed within the last 13 years and under contemporary regulations, age, change and turnover can create adverse effects upon housing and neighborhood quality, unless adequate monitoring programs can be instituted.

The rapid change in population since the 1970 Census coupled with a major change in housing types has resulted in an inability to use the Census data to understand the present socio-economic characteristics. Such deficiencies can best be remedied by the conduct of a special census.

THE FINDINGS OF THE STUDY

The community's unique setting and availability of land for development has established it as one of the most provocative and rapidly growing cities in the Bay Area.

The land-use and property development of the community is necessary to maintain its residential desirability, satisfy the residents' needs and desires, and maintain a functional physical-social-economic balance.

In the recent past the inflationary influence on housing costs has created a marked shift in the housing market from the typical single-family detached units to other and more innovative housing types.

The community does provide a wide range of housing types and prices. It would appear that the community's potential for additional (affordable) units is still substantial. The Housing Department's recent study indicates that the community has the potential for additional units.

Although housing has been questioned within the last 15 years and under metropolitan regulations, age, change and turnover can create adverse effects on housing and neighborhood activity. Unless adequate monitoring programs are maintained.

The rapid change in population since the 1950 Census, coupled with a major change in housing types has resulted in a significant change in the Census data to understand the present social-economic characteristics. Such deficiencies can best be remedied by the conduct of special studies.

It is recommended that a two year action program be instituted which would provide an initial input of data and establish certain basic programs to enhance and maintain residential and community desirability.

It is recommended that a two year action program be instituted which would provide an initial focus of data and establish certain basic programs to enhance and maintain residential and community development.

INTRODUCTION

Over the past few years, Foster City has undergone, and is continuing to undergo, significant changes in the area of population growth, income, cost of new and existing housing, and development of innovative housing types. Because of its unique setting and availability of land for development, the city is experiencing the fastest growth rate in San Mateo County.

This report is designed to provide a guideline for the development and improvement of the community's residential areas and to delineate the objectives and policies necessary to implement such a program. In addition the report is intended to satisfy State requirements for initial action on a Housing Element.

This report represents the fifth element in the mandatory General Plan as required by the Government Code. The Open Space, Conservation, Land Use, Circulation, and Noise Elements have already been adopted and together with the provisions of this Element and the recently added Elements -- Seismic Safety, Safety, and Scenic Highways, which are in the process of completion, will provide the community with a comprehensive General Plan. The General Plan incorporating all these Elements will serve as the overriding public policy framework for all future physical development.

Authority

Section 65300 of the State Government Code requires that each planning agency shall prepare and each city shall adopt a General Plan for its physical development. In addition, the codes require that the General Plan shall include a Housing Element.

With regard to the Housing Element, the State Government Code requires as follows:

"A housing element, to be developed pursuant to regulation established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community."

Purpose and Scope

The major purpose of the Initial Housing Element is identified by the four broad goals adopted by the State Commission on Housing and Community Development.

- "A. To promote and insure the provision of adequate housing for all persons regardless of income, age, race, or ethnic background.
- B. To promote and insure the provision of housing selection by location, type, price and tenure.
- C. To promote and insure open and free choice of housing for all.
- D. To act as a guide for municipal decisions and how these decisions affect the quality of the housing stock and inventory."

This Initial Housing Element of the Foster City General Plan is a first attempt to establish city-wide policies in housing to provide a framework for action by the City, private sector and citizen groups. In compliance with State and Federal guidelines, it proposes a set of goals, policies and short-term action programs aimed at improving the availability and quality of housing for all city residents. It is recognized, however, that affirmative and strong action is also needed at the County, Regional, State and national level if our housing problems are to be fully solved. It is further recognized that, at the City level, the Initial Housing Element is only a first step and that the work programs and procedures contained herein will need to be further updated and expanded.

the report to the Housing Element, the State Department also requires as follows:

"Housing Element, to be developed pursuant to resolution established under Section 37081 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and the provision of adequate sites for housing. This element of the plan shall take adequate provision for the housing needs of all economic segments of the community."

Purpose and Scope

The major purpose of the Initial Housing Element is identified by the four broad goals adopted by the State Commission on Housing and Community Development:

- A. To promote and insure the provision of adequate housing for all persons regardless of income, age, race, or ethnic background.
- B. To promote and insure the provision of housing selected by location, time, price and tenure.
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LOCAL HOUSING SITUATION

Several factors have contributed to the developmental success of Foster City. First, the community began as a totally undeveloped area, under one ownership, based upon a planning goal that would ultimately result in a balanced social, economic, and physical community. Secondly, the State Legislature in 1961 established the Estero Municipal Improvement District which provided a vehicle by which reclamation of land and provision of improvements could be made through public funding. Thirdly, by 1966, over 1660 acres of land had been reclaimed covering, to some degree, almost every neighborhood in the District. Fourthly, land availability in the county during this period was at a premium, thus large developable land areas, and especially areas providing the potential amenities that Foster City offered (lagoons, water oriented recreation, Bay access, climate, etc.) were scarce and highly desirable. Finally, the formation of Foster City as an incorporated community provided a means of establishing local control of development (planning, zoning and building) which was formerly under county control. This action also provided additional revenue resources which were used to establish building and planning departments and regulations and a City Planning Commission which provided opportunity for local public participation in housing decisions (public hearings for use permits, planned developments, etc.)

Existing Housing Supply

Approximately 812 acres of the total developed acres of Foster City are devoted to residential use. Single family detached development represents the dominant housing type accounting for about 42 percent of all housing units.

LOCAL HOUSING SITUATION

Several factors have contributed to the current housing situation of Foster City. First, the community began as a fairly undeveloped area, under one ownership. Plans for a planning area that would eventually result in a balanced neighborhood, and physical community development, the State Legislature in 1967 established the Foster and San Antonio Improvement District which provided a vehicle by which acquisition of land and provision of improvements could be made through public funding. Thirdly, by 1967, over 1000 acres of land had been retained by the county, almost evenly not developed in the District. Fourthly, and available to the county during this period was a substantial, thus large developable land area, and especially areas providing the potential amenities that Foster City offered (schools, water oriented recreation, etc.). Fifthly, the formation of Foster City as an incorporated community provided a means of establishing local control of development (planning, zoning and building) which was formerly under county control. This action also provided additional revenue resources which were used to establish building and planning departments and regulations and a City Planning Commission which provided opportunity for local public participation in housing decisions (public hearings for use permits, planned development, etc.).

EXISTING HOUSING SITUATION

Approximately 87% of the total developed acres of Foster City are devoted to residential use. Single family detached development represents the dominant housing type accounting for about 45 percent of all housing units.

In Foster City all townhouse units are developed so that each unit and its land area are sold as single family attached units. Streets and open spaces are in common ownership. The combination of all single family units (attached and unattached) are 58 percent of all dwelling units.

Apartment units represent the second largest residential type accounting for 32.6 percent of all housing units. Condominium units are a relatively new housing type and presently account for approximately 9 percent of all units. Tabel "A" provides a breakdown of the existing number of units by residential types.

TABLE "A"
EXISTING RESIDENTIAL DWELLING UNITS
BY TYPE
JANUARY 1976

	<u>D.U.</u>	<u>% D.U.</u>	<u>Acres</u>
Single Family	3188	42.1	488.0
Two Family	40	.5	6.7
Apartment	2467	32.6	104.9
Townhouse	1207	15.9	143.6
Condominium	674	8.9	68.8
Total Dwelling Units	<u>7576</u>	<u>100.0</u>	<u>812.0</u>

Source: City Planning Department

In the initial development period (1964 - 70) the primary housing type was single family detached units. According to the 1970 U. S. Census of Population, 73 percent of the single family detached units were constructed prior to 1970 -- 2312 total units in 1970, 3188 units in 1976. Ninety percent of all housing recorded in the census was constructed between 1964 - 70 (2505 units). Only about 291 dwelling units existed prior to 1964 and were probably constructed between 1962 and 1964.

In Foster City all new housing units are developed so that each unit and its land area are sold as single-family attached units. Servers and open spaces are in common ownership. The construction of all single-family units is attached and the units are sold as single-family units.

Apartment units represent the second-highest residential type accounting for 35.5 percent of all housing units. Condominium units are a relatively new housing type and presently account for approximately 9 percent of all units. Table 12 provides a breakdown of the existing number of units by residential type.

TABLE 12
EXISTING RESIDENTIAL DWELLING UNITS
BY TYPE
JANUARY 1975

Acres	S.F.U.	S.F.	Single Family
488.0	32.1	2,100	Single Family
107.3	32.8	2,100	Apartment
143.6	15.9	1,200	Condominium
60.8	8.9	700	Other
875.0	100.0	7,500	Total Dwelling Units

Source: City Planning Department

In the initial development period (1960-70) the primary housing type was single-family detached units. According to the 1970 U.S. Census of Population and Housing, 75 percent of the single-family detached units were constructed prior to 1970. In 1970, 1,188 units in 1970. Fifty percent of all housing constructed in the census was constructed between 1960-70 (1970-75). Only about 501 dwelling units existed prior to 1960 and were constructed between 1960 and 1970.

As of January 1976 the population of Foster City was estimated at 22,493 persons. Table "B" shows housing and population distribution by dwelling type and by neighborhood. See community neighborhood map - Exhibit A.

Since the 1970 census only 876 single family detached units have been constructed. Prior to 1970, 489 non-single family detached units were recorded, however, since 1970, 3899 non-single family detached units have been constructed, the majority being apartments and townhouses. Since January 1973, 674 condominium units have been completed.

The community's housing stock has all been constructed within the last 13 years and is therefore in very good condition.

Income

According to the U. S. Census, 1970, the mean income per household for the Foster City area was \$17,859. The Sale Management Survey of Buying Power for San Mateo County indicates that the average mean income per household between the years 1970 and 1972 increased 19.63 percent. Applying this increase to the mean income per household for Foster City results in an estimated mean income per household in 1972 of \$21,365. During 1973 the County average increased over 1972 was 6.94 percent. Again, applying this percentage to the 1972 Foster City mean household income, the estimated income for 1973 was \$22,848. The County income average increased 7.85 percent between 1973 and 1974 resulting in an estimated 1974 mean income per household for Foster City of \$24,642.

TABLE "B"

EXISTING

FOSTER CITY HOUSING AND POPULATION DISTRIBUTION

JANUARY, 1976

Dwelling Type	Units 1/76	Person/ Unit (1)	Present Population	Town Center	N 1	E 2	I 3	G 4	H 5	O 6	R 7	H 8	O 9	D 10	S 11
				(2)											
Single Family	3,188	3.82	12,178	$\frac{9}{34}$	$\frac{599}{2,288}$	$\frac{723}{2,762}$	$\frac{709}{2,708}$	$\frac{290}{1,108}$					$\frac{512}{1,956}$	$\frac{346}{1,322}$	
Townhouse	1,207	2.62	3,163		$\frac{155}{406}$	$\frac{198}{519}$				$\frac{481}{1,260}$		$\frac{38}{100}$			$\frac{335}{878}$
Apartment	2,467	2.14	5,279	$\frac{344}{736}$	$\frac{531}{1,136}$	$\frac{206}{441}$	$\frac{118}{253}$	$\frac{868}{1,858}$							$\frac{400}{856}$
Condominium	674	2.60	1,753					$\frac{493}{1,282}$		$\frac{72}{187}$					$\frac{109}{284}$
Duplexes	40	3.00	120		$\frac{40}{120}$										
Total	7,576	-	22,493	$\frac{353}{770}$	$\frac{1,325}{3,950}$	$\frac{1,127}{3,722}$	$\frac{827}{2,961}$	$\frac{1,651}{4,248}$	$\frac{553}{1,447}$	$\frac{38}{100}$		$\frac{512}{1,956}$	$\frac{1,190}{3,339}$		

(1) This Figure is estimated from a City census 2/12/73 to 2/28/73

(2) $\frac{9}{34}$ dwelling units
population

Source: Foster City Planning Department

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EXHIBIT A

NEIGHBORHOODS



INSET 1 A-20

0 1 2 3 4 5 6 7 8 9 10

FIGURE 1

SECTION 1

Places of Work

In reviewing places of work, it is not surprising to find that the greatest percentage of persons employed work in San Mateo County (60.3%). The second largest employment area is San Francisco County with 23.2%. Table "C" provides the distribution of labor force by employment area. San Francisco is a major destination for Foster City residents who are engaged in commercial, financial, trade and visitor related activities. Hayward and Alameda County to the east are significant industrial labor markets, as is Santa Clara County to the south.

TABLE "C"
PLACE OF WORK
RESIDENTS OF FOSTER CITY

<u>Location</u>	<u>Number</u>	<u>%</u>
San Francisco County	879	23.2
Alameda County	147	3.9
San Mateo County	2289	60.3
Contra Costa County	7	.2
Other	<u>472</u>	<u>12.4</u>
Total	3794	100%

Source: U. S. Census, 1970. Social Characteristics of the population
Census Tracts 6080, 6081, 6082 and 6083

Proposed Housing Supply

The adopted Land Use and Circulation Element of the General Plan projects a population of approximately 34,000 by 1990. Developed as a totally planned community, the growth of the City has been phenomenal when compared with other communities in the region. Table "D" shows the estimated population changes from 1960 to 1990.

TABLE "D"

OFFICIAL POPULATION ESTIMATES
FOSTER CITY & ESTERO MUNICIPAL IMPROVEMENT DISTRICT, 1960-1990

<u>Year</u>	<u>Government Population Estimates</u>	<u>District/City Population Estimate³</u>	<u>% Changes</u>
1960	50 ¹	--	--
1961	--	--	--
1962	--	--	--
1963	--	--	--
1964	--	--	--
1965	--	2,159	--
1966	--	5,190	+140
1967	6,100 ²	6,319	+ 22
1968	--	8,159	+ 29
1969	7,240 ²	9,666	+ 19
1970	9,522 ¹	11,658	+ 21
1971	11,682 ²	15,370	+ 32
1972	--	16,823	+ 9
1973	--	19,750	+ 17
1980		30,000	+ 52
1990		34,000	+ 13

1. U. S. Census
2. State Department of Finance
3. Building Department, Foster City

With a current estimated population of 22,500, this figure represents approximately 7576 households. Based upon the present Land Use and Circulation Element it is projected that the ultimate population would be about 34,000 by 1990 with an estimated total number of households of almost 11,300. Table "E" relates the projected housing increase by type. Table "F" forecasts the number of residential units and population by housing type allocated by neighborhood.

FOOTBY CITY - ESTIMATED POPULATION 1900-1990 OFFICIAL MUNICIPAL ESTIMATES

Year	Government Population Estimates	City Population Estimates	County Population Estimates
1900	---	24,000	24,000
1910	---	30,000	30,000
1920	---	37,000	37,000
1930	---	40,000	40,000
1940	---	41,000	41,000
1950	---	42,000	42,000
1960	---	43,000	43,000
1970	---	44,000	44,000
1980	---	45,000	45,000
1990	---	46,000	46,000

1. U. S. Census
2. State Department of Finance
3. Building Department, Footby City

With a current estimated population of 22,000, this figure represents approximately 40% of the city's total population. Based upon the present land use and circulation element it is projected that the ultimate population would be about 34,000 by 1990 with an estimated total number of households of almost 12,000. Table "C" refers to the projected housing increase by type. Table "D" forecasts the number of residential units and population by housing type anticipated by neighborhood.

TABLE "E"

HOUSING INCREASE BY TYPE
1976-1990

<u>Dwelling Type</u>	<u>1976</u>		<u>1990</u>		<u>Changes</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Single Family	3188	42.1	4631	41.1	1443	+ 45
Townhouse	1207	15.9	1445	12.8	238	+ 20
Apartment	2467	32.6	2467	21.9	0	0
Condominium	647	8.9	2691	23.9	2017	+400
Duplex	40	.5	40	.3	0	0
	<u>7576</u>	<u>100.0</u>	<u>11,551</u>	<u>100.0</u>	<u>+3698</u>	<u>+ 49</u>

Source: Planning Department

As can be seen by Table "E" the greatest increases in housing are anticipated for Condominiums (400%) and single family detached (45%).

TABLE 17

HOUSING INCREASE BY TYPE
1950-1960

Percentage	1950	1960	1950	1960	Percentage
40.0	10.0	40.0	10.0	40.0	Single family
30.0	10.0	30.0	10.0	30.0	Two-family
20.0	10.0	20.0	10.0	20.0	Apartment
10.0	10.0	10.0	10.0	10.0	Condominium
0.0	10.0	0.0	10.0	0.0	Other
100.0	100.0	100.0	100.0	100.0	

Source: Planning Department

As can be seen by Table 17, the greatest increases in housing are anticipated for condominiums (40%) and single family detached (30%).

TABLE "F"

PROPOSEDFOSTER CITY HOUSING AND POPULATION DISTRIBUTION

1990

Dwelling Type	Units (Total)	Person/ Unit (1)	Total Population	Town Center	N 1	E 2	I 3	G 4	H 5	B 6	O 7	R 8	H 9	O 10	O 11	D 12	S 13
Single Family	4,631	3.82	17,690	$\frac{9^{(2)}}{34}$	$\frac{599}{2,288}$	$\frac{723}{2,762}$	$\frac{709}{2,708}$	$\frac{290}{1,108}$		$\frac{365}{1,394}$		$\frac{1,021}{3,900}$			$\frac{563}{2,151}$	$\frac{352}{1,345}$	
Townhouse	1,445	2.62	3,786		$\frac{155}{406}$	$\frac{198}{519}$				$\frac{538}{1,410}$	$\frac{219}{573}$					$\frac{335}{878}$	
Apartment	2,467	2.14	5,280	$\frac{344}{736}$	$\frac{531}{1,136}$	$\frac{206}{441}$	$\frac{118}{253}$	$\frac{868}{1,858}$								$\frac{400}{856}$	
Condominium	2,691	2.60	6,997	$\frac{300}{780}$			$\frac{98}{255}$	$\frac{640}{1,664}$	$\frac{246}{640}$			$\frac{700}{1,820}$			$\frac{427}{1,110}$	$\frac{280}{728}$	
Duplex	40	3.00	120		$\frac{40}{120}$												
Total	11,274		33,873	$\frac{653}{1,550}$	$\frac{1,325}{3,950}$	$\frac{1,127}{3,722}$	$\frac{925}{3,216}$	$\frac{1,798}{4,630}$	$\frac{784}{2,050}$	$\frac{584}{1,967}$		$\frac{1,721}{5,720}$			$\frac{900}{3,261}$	$\frac{1,367}{3,807}$	

(1) This figure is estimated from a City census 2/12/73 to 2/28/73 and is not expected to change.

(2) $\frac{9}{34}$ dwelling units
population

HOUSING CONSIDERATIONS

Impact of Incomplete Development

Foster City is a planned community, a community conceived, constructed and implemented on the basis of an organized program of development: a program conceived upon the premise of a functional physical-socio-economic balance. Foster City's development has not been accomplished, however, in a balanced manner. Being suburban in nature, it has been normal for the City to concentrate on providing the residential portion of the community first, particularly when there has been accessible existing commercial and industrial development nearby. Consequently, there are still major functions of the community which still need to be provided to accomplish the "balance" objective -- town center, schools, industrial areas, etc.

The continued orderly development of the community is necessary if the anticipated needs and desires of existing residents are to be met. Most people in moving to Foster City did so with the understanding that certain facilities would eventually be provided. This factor is highlighted throughout the community by the various signs describing how certain areas of the community are to be developed -- town center, high school, etc.

In addition, and probably more important, is the fact that failure to complete the community in accordance with the General Plan would deprive the City of much of the projected revenues which are necessary to operate and provide the required services. Those functions which are proposed within the major undeveloped areas are support functions which are necessary to the total economic welfare of the City.

HOUSTON COMMISSION

Impact of Increasing Development

Forster City is a rapidly growing community. It is a planned community, a community conceived, constructed and implemented on the basis of an organized program of development. It is a community conceived upon the basis of a functional physical-social-economic balance. Forster City's development has not been accomplished, however, in a balanced manner. Being situated in nature, it has been normal for the City to concentrate on providing the residential portion of the community first, and later on providing the commercial and industrial portions. Early when there has been excessive existing commercial and industrial development, the City has still been able to maintain the balance of the community. Consequently, there are still major functions of the community which still need to be provided to accomplish the "balance" of the community. These are: town center, schools, industrial areas, etc.

The continued orderly development of the community is necessary if the anticipated needs and desires of existing residents are to be met. It is necessary to move to assist in the understanding that certain facilities should eventually be provided. This factor is highlighted through the various areas described in the various areas of the community. The community is to be developed -- town center, high school, etc.

In addition, it is important to note that the fact that failure to complete the community in accordance with the General Plan would deprive the City of much of the projected revenue which is necessary to operate and provide the required services. These functions which are required within the major order-ly development of the community are necessary to the total economic welfare of the City.

Foster City residents have a strong sense of community, a factor extremely important in fostering support for the continued development of the City. At the same time there can be outside influences which tend to work against the completion of the City as planned. For example, the City Fill Permit application did create a short-range deterrent, however, the recent approval of the permit has eliminated any possible long-range problems that might have developed. The delay in being able to prepare the town center site coupled with the competitive proposals of a regional center at other sites in the county necessitates that a concerted effort be made as soon as possible to encourage and promote this facility.

Another serious concern is the construction of the much needed Marina High School. The present and projected enrollment within the high school district has prompted significant changes in the attitude of the San Mateo Union High School District Board regarding the utilization and development of school facilities in the District and particularly in Foster City. Community identity is important to any city and its residents. It is most important in Foster City because such identity must be created over a short period of time if the community is to attract new residents and the necessary development to meet the needs of its citizens and financial obligations. Obviously a high school would be a significant feature in enhancing the identity of Foster City.

Only about 15 percent of the planned industrial areas is presently developed. The continued development of the industrial community is, like the town center area, important in the achievement of a balanced community. Such development is needed to provide the necessary financial employment and land use resources required to serve the needs of the citizens of Foster City.

...city residents have a strong sense of community, a factor extremely important in its continuing support for the continued development of the city. At the same time there can be outside influences which tend to work against the completion of the city as planned. For example, the city will require application and create a short-range data base, however, the present situation of the city has eliminated any possible long-range problems that might have developed. The delay in doing this to organize the town which site contained with the immediate proposals of a regional center at other sites in the county necessitates that a concerted effort be made as soon as possible to encourage and promote this facility.

Another serious concern is the construction of the much needed high school. The present and projected enrollment within the high school district has projected significant changes in the attitude of the school which might school district board regarding the utilization and development of school facilities in the district and the future of the district. It is most important to the city and the district to be able to identify and create a short period of time if the community is to attract new residents and encourage development to meet the needs of its citizens and financial institutions. Obviously a high school would be a significant feature in maintaining the identity of Foster City. Only about 15 percent of the planned district has been currently developed. The continued development of the industrial community is the main center area, important in the development of a balanced community. Such development is needed to provide a necessary financial base for the district and the residents required to serve that need that the citizens of Foster City.

In summary, the City is like a human body, composed of various functional elements that permit it to operate as a healthy, viable system. The elimination or absence of any major function may create imbalances which establish overburdens on the remaining functions which could subsequently affect its total ability to perform. In applying such a correlation to the City, the lack of a town center or industrial function creates an unequal distribution of tax load on the residential area which could adversely affect the marketability of housing and thus the future desirability of Foster City as a place to live and invest. Such a condition, if significant enough, could contribute to a high vacancy rate, obsolescence and a possible blighting condition. Conversely, a functional completion of the City would, no doubt, enhance community desirability and work towards the maintenance and improvement of the quality of housing.

Local Employment

Employment in Foster City is limited principally to local shopping and service establishments, industry, and government. The extent to which the housing in Foster City meets the needs or wishes of those employed here cannot be accurately evaluated from data now available (1970 census).

In 1975, the Foster City Chamber of Commerce prepared an industrial, retail and professional directory which listed a total of 2300 employees. It is estimated that there are approximately another 300 persons employed in government (city, schools, county and federal) and an average of around 100 employees (seasonal) in the construction trades, thus making a total of about 2700 persons employed in Foster City. It is not known what percentage of the 2700 persons reside in Foster City.

As has been stated in the previous section, a large percentage of the City's industrial and commercial land is still to be developed, thus, there still remains a significant future employment potential. Economically, there are advantages to the community in providing housing opportunities for persons employed locally. Among these advantages are a built-in housing market and the purchasing power which remains in the community. In order to effectively implement such a situation, however, an examination of the labor force characteristics and a review of industries and businesses compatible with the available labor force would need to be made. This type of economic study would require considerable effort but should be included as part of the City's continuing planning and housing program. The rapid increase in population (9522 persons in 1970 to over 20,000 persons in 1975) together with the significant economic changes that have occurred during this five-year period has created such major changes in the population characteristics that the 1970 census data is no longer significant in evaluating today's needs. The City should push for the special census in order to provide more updated and vital information.

Impact of Inflation on Housing

Over the past several years there has been a significant change in the housing market as a result of increased interest rates, restrictive mortgage credit, high construction costs, and lack of funding for federal housing programs. Couple these factors with a lack of developable space, then the demand for land in those areas where land is available skyrockets. Further, the increasing demand and the limited quantity of housing creates a significant appreciation on both existing and new housing costs forcing prices higher and higher.

As has been stated in the previous section, the housing market in the United States has been characterized by a general trend of increasing demand for housing, particularly in the urban areas. This trend is reflected in the fact that the number of persons in the United States living in urban areas has increased from 100 million in 1950 to 150 million in 1970. This increase in the urban population has led to a corresponding increase in the demand for housing, particularly in the urban areas. The demand for housing in the urban areas has been characterized by a general trend of increasing demand for housing, particularly in the urban areas. This trend is reflected in the fact that the number of persons in the United States living in urban areas has increased from 100 million in 1950 to 150 million in 1970. This increase in the urban population has led to a corresponding increase in the demand for housing, particularly in the urban areas.

IV. THE HOUSING MARKET

The housing market in the United States has been characterized by a general trend of increasing demand for housing, particularly in the urban areas. This trend is reflected in the fact that the number of persons in the United States living in urban areas has increased from 100 million in 1950 to 150 million in 1970. This increase in the urban population has led to a corresponding increase in the demand for housing, particularly in the urban areas. The demand for housing in the urban areas has been characterized by a general trend of increasing demand for housing, particularly in the urban areas. This trend is reflected in the fact that the number of persons in the United States living in urban areas has increased from 100 million in 1950 to 150 million in 1970. This increase in the urban population has led to a corresponding increase in the demand for housing, particularly in the urban areas.

In all communities where housing is relatively new, housing costs have risen over all to a higher level. This situation results in minimizing cost differentials, thus reducing housing choices to families below certain income levels.

To provide a greater variety of housing and encourage a broader spectrum of housing costs, the city has initiated an extensive review program in order to provide greater flexibility in design, more creative and innovative approaches to development, and encourage a greater awareness of needed amenities which lend themselves to a Foster City "quality of life". The success of such a review program will have to be measured by time, consequently, a monitoring effort should be made periodically to evaluate the program against the housing goals.

Another impact of appreciated housing costs is the effect that reassessment has upon income levels. New people moving into the community are buying property at the current market value and are therefore more aware of the related high tax dollar associated with such land cost. The problem of reassessment and increased tax dollar will probably be felt more by those residents who purchased several years ago when property values were much lower and have had to pay continuously increasing tax costs. The problem becomes significant when these costs reach a point where such residents are forced to sell and move because they cannot afford the tax load. This movement would make more existing housing available, probably to higher income families, thus compounding the stratification of the higher income level.

Another result of the inflationary influence on housing has been the market shift from single-family detached units to other housing types. Increasing

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Another result of the inflationary influence on housing has been the forced shift from single-family detached units to other housing types, increasing

construction and land costs have pushed the price of detached homes to such a level that a large segment of the market can now only afford shelter in apartments, townhouses and condominiums. Foster City has been able to respond to the problem of the declining market in detached dwellings by the effects of the review program as mentioned above, thus responding to the market momentum and the greater assessed valuation in the process.

Apartments serve an important function in this total housing community -- they serve as entry housing for individuals or young couples who are entering the housing market for the first time, they provide housing for elderly who find that conventional housing no longer serves their needs and also they serve as transitional housing for individuals or families who are interested in eventually acquiring their own homes. The City presently provides over 2400 apartment dwellings representing approximately 33% of the total number of existing housing units. Because of the very large profits to be made in condominium conversions, particularly following a fast depreciation writeoff of the apartment complex, such conversions create a multitude of problems -- relocation of tenants, effect on rental housing stock, consumer protection, deterioration due to unsatisfactory performance of homeowners' association, etc. The problem of the regulation of condominium conversions is a difficult one and will depend upon the perceived nature of the problem as it relates to Foster City.

Regional Aspects

Although the housing available in Foster City does provide a relatively wide range of housing types and prices, it does not cover the extremes in price ranges which are necessary to meet certain housing needs of the mid Peninsula community. Mid Peninsula housing is part of a larger problem which can only

construction and land costs have reached the price of detached houses as such a level that a large segment of the market can now only afford to rent in apartment houses. Townhouses and condominiums. Foster City has been able to respond to the problem of the declining market in detached dwellings by the effect of the review program as mentioned above, thus responding to the market momentum and the greater assessed valuation in the market.

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Regional Aspects

Although the housing market in Foster City does provide a relatively wide range of housing types and prices, it does not cover the extremes in price ranges. While the necessary elements of a housing market are present, the market is not a complete one. The market is not a complete one. The market is not a complete one.

be considered and resolved at a county and regional scale. Thus, Foster City can not, in itself, resolve the question of how to provide adequate sites for housing the needs of all economic segments of the wider community, of which Foster City is a part; it can best contribute by addressing those needs which it, itself, is capable of solving.

San Mateo County in 1974 established its own allocation system in cooperation with 18 of the 28 cities within San Mateo County. This system was based on factors partly from the Association of Bay Area Governments (ABAG) proposed system, other systems in the area, and factors established in the Housing and Community Development Act (HCDA). This housing assistance plan was reviewed and approved by ABAG, the regional A-95 review agency responsible for reviewing and approving HCDA funding applications submitted from this region. The following factors were used for the county housing allocation system.

- Percent of Population: Percent (%) population of a jurisdiction within the County.
- Equal Share: 5.3% to each locality. This measure is designed to offset the higher proportion of housing units allocated to larger cities by the % population.
- Overcrowding and Overpaying: A composite count of overcrowding and overpaying units within locality was subtracted from the % population of a locality (if this procedure produced a minus (-) value that locality was assigned a zero (0) for the measure) the positive values were then scaled to 100%. Because of its importance this factor is divided by two.
- Units Below \$149/Mo.: The number of rental units below \$149/month within a jurisdiction.
- Percent Growth Trends: The growth potential of a locality measured by the number of building permits issued between 1970 and 1973.

A hypothetical allocation of 500 units was established for San Mateo County. The resulting average in percentage as determined by the above system was multiplied by the 500 units to arrive at the actual allocation figure for

be considered and resolved as a county and regional matter. Thus, Foster City can only, in itself, resolve the question of how to provide adequate sites for housing the needs of all economic segments of the wider community, of which Foster City is a part; it can best contribute by addressing those needs which it, itself, is capable of solving.

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- Percent of population: Percent (%) population of a jurisdiction within the county.
- Equal share: 0.3% to each locality. This measure is designed to offset the higher proportion of housing units allocated to larger cities by the population.
- Overcrowding and housing: A composite count of overcrowding and overcrowding units within a locality as calculated from the 1970 population of a locality (if this factor produced a value (-) value that locality was assigned a zero for the measure) and positive values from then scaled to 100. Degree of overcrowding this factor is divided by two.
- Units below \$150/mo.: The number of rental units below \$150/month within a jurisdiction.
- Percent growth trends: The growth rate of a locality measured by the number of building permits issued between 1970 and 1975.

A hypothetical allocation of 600 units was established for San Mateo County. The resulting average in percentage is determined by the above system and multiplied by the 600 units to arrive at the actual allocation figure for

certain areas of the county. It should be understood that any certification approved for Foster City under this program would have to be used for existing housing and not for new construction. On February 12, 1976 the Federal Department of Housing and Urban Development released the following figures regarding fair market rents for existing housing in San Mateo County:

<u>Bedrooms</u>	<u>Existing</u>	
	<u>Elevator</u>	<u>Non-Elevator</u>
0	\$186/Mo.	\$169/Mo.
1	212	193
2	251	228
3	289	264
4	329	299

Note: Figures are maximum rents not maximum HUD contributions.

A cursory review of apartment rental rates would indicate that there may be apartments available within the above rental figures. However, not until an adequate review of rental units and existing rental rates can be made can it be determined if Foster City can accommodate subsidized housing. As apartment houses and condominiums, it is presumed that rental rates for such facilities would not fall within the rental limits. However, as part of a rental study such housing types should also be included if nothing else than for the purpose of establishing any propensity towards rental in these types of units.

Another factor of the County's housing program is its relationship to the Housing and Community Development Act Block Grant Program. As a qualified urban County, the County has joined with 15 of its cities, including Foster City, in applying for such grant funds. A prerequisite to receiving any benefits from the HCDA block grant program was the requirement of a county-wide housing assistance plan.

certain areas of the county. It should be understood that any construction approved for Foster City under this program would have to be used for existing housing and not for new construction. In February 1975 the Federal Department of Housing and Urban Development released the following figures regarding fair market rents for existing housing in San Mateo County:

Bedrooms	Existing Fair Market Rent	Existing Fair Market Rent
0	\$105.00	\$105.00
1	115	115
2	125	125
3	135	135
4	145	145

Note: Figures are maximum rents not maximum HUD contributions.

A county review of apartment rental rates would indicate that there may be apartments available within the above rental figures. However, not until an adequate review of rental units and existing rental rates can be made can it be determined if Foster City can accommodate subsidized housing. As apartment houses and condominiums, if it is found that rental rates for such facilities would not fall within the rental figures. However, as part of a rental study such existing types should also be included if nothing else than for the purpose of establishing any property records within in these types of units.

Another factor of the county's housing program is its relationship to the Housing and Community Development Act (Black Grant Program). As a qualified urban entity, the County has joined with 15 of its cities, including Foster City, in applying for such grant funds. A prerequisite to receiving any benefits from the HCA Black Grant program was the requirement of a county-

It would seem that Foster City might accommodate a nominal amount of rent subsidy units, consequently, it is recommended that Foster City participate with the County Housing Authority in the Section 8 Existing Housing Program. Such participation would help in providing housing assistance to eligible families and individuals who may already live in the City and would assist the community in maintaining its qualification for future HCDA block grant funds.

Neighborhood Improvement Program

Foster City contains approximately 7550 dwelling units covering a wide range of housing types. This housing has all been constructed within the past 13 years and has been constructed under contemporary regulations. The preservation of quality housing within an attractive neighborhood is directly related to the degree of maintenance effort of the owners. The community's heavy tax burden coupled with the increased cost of living can restrict an owner/tenant's capability to exercise proper maintenance to property. The inflated cost of replacement housing restricts his capabilities to purchase larger housing for growing families leading to attempted enlargement or overcrowding of his existing residence. Although Foster City is relatively new, the establishment of neighborhood improvement programs, including comprehensive code compliance, formation of neighborhood improvement associations, etc., at this time is ideal because of this newness. It should be highlighted that the purpose of a neighborhood improvement program is to maintain the quality of the housing stock and to preserve the unique and desirable characteristic of the neighborhood and the community.

It would seem that Foster City might accommodate a substantial amount of very
subsidy units, consequently, it is recommended that Foster City participate
with the County Housing Authority in the creation of a housing program.
Such participation could help in providing housing assistance to eligible
families and individuals who may already live in the City and would assist
the community in maintaining the quality of its future housing stock and
funds.

Recommendations for Foster City

Foster City contains approximately 1000 existing units covering a wide range
of housing types. This housing has all been constructed within the past 10
years and has been constructed under increasingly expensive conditions. The present
situation of quality housing within the community is directly related
to the degree of maintenance effort of the owners. The community's
heavy tax burden coupled with the increase in cost of living has resulted in
many owners' inability to exercise proper maintenance properly. The
present state of replacement housing within the community is such that the
Foster Housing Authority is being faced with the need to develop and carry
out a program of its existing housing. Although Foster City is actively
the establishment of a neighborhood housing program, including the
type code enforcement, formation of neighborhood housing associations, etc.
At this time it is recommended that Foster City should be notified that
the purpose of a neighborhood housing program is to establish responsibility
of the housing stock and to preserve and develop the character
of the neighborhood and the community.

Review & Development Process

The City's present development and review policies are based upon the objective of maintaining and protecting the existing level of development quality. This objective is accomplished through the requirement by the Planning Commission of a high level of design and an extensive review of development proposals.

At the present time all housing projects require either architectural or planned development review. All review is done by the Planning Commission and, depending upon the complexity of the project, can be completed in one meeting or may take several months. An applicant in submitting a proposal to the Planning Commission is required to submit drawings showing floor plans, site plans, elevations, color and material samples, landscaping and irrigation plans and/or other plans as may be requested by the Commission. These requirements are all set forth in the Zoning Regulations under Planned Development Districts and Use Permits.

It is the present development policy that all future residential projects are to be processed through the Planned Development and Use Permit procedures, therefore, it is expected that the present procedures will continue to be used.

Over the years the Planning Commission has, on the basis of its objectives and within the generally stated procedures in the Zoning Regulations, expanded its area of purview until today the review process has become very complete and thorough.

There is no doubt that the present process has its difficulties -- difficulties which are inherent in any complex process, but which should be viewed and analyzed carefully. It is suggested that a carefully conducted evaluation of

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It is the present development policy that all future residential projects are to be processed through the Planned Development and Use Permit procedures. Therefore, it is expected that the present procedures will continue to be used.

Over the years the Planning Commission has, on the basis of its objectives and within the generally stated objectives in the zoning regulations, expanded the area of review and the review process has become very complete and thorough.

There is no doubt that the present process has its difficulties -- difficulties which are inherent in any complex process, but which should be viewed and analyzed carefully. It is suggested that a carefully conducted evaluation be conducted.

the present process be undertaken periodically with the purpose of maintaining a process which retains those features which are considered to be meaningful, changing those features which can be improved and eliminating those features which are found to be superfluous or undesirable. It is therefore recommended that a review program be formed to periodically examine the review process and recommend alternatives, policies or solutions that would improve the process and procedures.

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a process which retains those features which are considered to be most effective
changing those features which can be improved and eliminating those features
which are found to be superfluous or unnecessary. It is therefore recommended
that a review program be formed to periodically examine the review process and
recommend alterations which would improve the process and
procedures.

HOUSING PROGRAM

The Initial Housing Element sets forth general policy for the provision of housing to meet the needs of all economic segments of the community. It is based on the proposition that:

1. In the Bay Area, the fullest possible range of housing types should be provided so that families and individuals would have maximum freedom in choosing place of residence and type of accommodations to suit their personal desires.
2. Each community in the Bay Area should meet the segments of housing demand it can most suitably provide. The segments of housing demand provided by local community should relate to its role in the Bay Area as governed by factors such as location, natural physical characteristics, land values and housing costs, established development pattern, and access to employment centers, cultural and entertainment opportunities and shopping and service centers.

Goals

Listed below are basic long-range goals for housing and residential development and action programs aimed at achieving these goals.

In housing, goals center around the concepts of adequate supply, adequate distribution, and adequate services and quality. In addition, we must be concerned with social needs and protection of individual rights as they relate to the pursuit of adequate housing. Housing goals can be stated in their most basic form as follows:

Housing Program

The initial housing element will be a general policy for the provision of housing to meet the needs of all segments of the community. It is based on the proposition that:

1. In the Bay Area, the future housing needs of housing areas should be provided on the basis of the needs and interests of the community. In choosing plans of residence and type of accommodations to suit their personal desires.
2. Each community in the Bay Area should have the opportunity of housing the mass of its own people. The segments of housing demand provided by local economy should relate to the needs of the Bay Area as governed by factors such as location, natural resources, transportation, and other factors and housing areas, established through the local and state process for development, control, and management of opportunities and shopping and service centers.

Goals

1. To provide for the housing needs of the low-income and middle-income groups and to provide for the housing needs of the high-income groups.
2. To provide for the housing needs of the community as a whole, including the needs of the elderly, the disabled, and the young.
3. To provide for the housing needs of the community as a whole, including the needs of the elderly, the disabled, and the young.
4. To provide for the housing needs of the community as a whole, including the needs of the elderly, the disabled, and the young.
5. To provide for the housing needs of the community as a whole, including the needs of the elderly, the disabled, and the young.

1. A sufficient supply of housing to insure a safe and sanitary dwelling of adequate size and acceptable cost for every City resident.
2. A sufficient production of new housing to insure safe and sanitary dwelling of adequate size and acceptable cost for new residents anticipated under present and full growth potential.
3. A sufficient distribution of housing by type, size and cost, so that each household, regardless of race, religion, national origin, economic circumstances, marital status or sex, is provided a reasonable choice of location within the community.
4. A sufficient level of public services, amenities, neighborhood design and maintenance to insure decent quality residential areas.
5. Sufficient provision for social needs related to housing.

1. A sufficient supply of housing to insure a safe and sanitary dwelling of adequate size and acceptable cost for every city resident.
2. A sufficient production of new housing to insure safe and sanitary dwelling of adequate size and acceptable cost for new residents and to replace worn housing.
3. A sufficient distribution of housing by type, size and cost, so that each household, regardless of race, religion, national origin, economic circumstances, marital status or sex, is provided a reasonable choice of location within the community.
4. A sufficient level of public services, amenities, neighborhood design and maintenance to insure decent quality residential areas.
5. Sufficient provision for social needs related to housing.

Action Program

The following represents a list of proposed activities aimed at achieving the above goals:

I. Proposed Activity - SPECIAL CENSUS

The objective of this activity is to update the demographic data necessary to provide the city with sufficient information relevant to population, housing, economic and social characteristics in order to properly evaluate those factors required to identify, evaluate, establish and implement housing needs and programs. Information that might be included in the census:

Population

- Number of persons
- Age-sex distribution
- Family composition

Housing

- Type, size and price
- Ownership or rental
- Rents
- Condition

Economic

- Income
- Employment type
- Employment location

Social

- Racial distribution

This activity should be conducted through the State Department of Finance.

II. Proposed Activity - HOUSING RENTAL STUDY

The objective of this activity is to identify rental information relative

Action Program
1967-1970

The following represents a list of proposed activities aimed at achieving the goals of the program.

Proposed Activity - SPECIAL CENSUS

The objective of this activity is to update the demographic data necessary to provide the city with sufficient information relevant to population, housing, economic and social characteristics in order to properly evaluate those factors related to identify, establish and implement housing needs and programs. Information that might be included in the census:

Population

Number of persons
Age-sex distribution
Family composition

Housing

Type, size and price
Ownership vs. rental
Rents
Condition

Economic

Income
Employment type
Employment location

Social

Racial distribution

This activity should be conducted through the State Department of Finance.

Proposed Activity - HOUSING RENTAL STUDY

The objective of this activity is to identify rental information relative to the city rental market.

to all types of housing within the city in order to determine the availability of rental housing that could meet the qualification for Federal rent subsidies.

Activities that would be necessary to implement such study:

- Survey of all apartments - Managers
- Survey of all townhouses - Home Ownership Associations
- Survey of all condominiums - Home Ownership Associations
- Sample survey of single-family - Water bills
- Review of Federal Rent Subsidy Qualifications.

This activity should be conducted through the City Planning Department.

III. Proposed Activity - NEIGHBORHOOD IMPROVEMENT PROGRAM

The objective of this activity is to establish a complete and comprehensive improvement program in order to upgrade the community appearance and provide for property maintenance so that non-compliance to City Regulations, overcrowding, inadequate maintenance and neighborhood deterioration can be avoided. Activities that would be necessary to implement such programs:

- Zoning and sign ordinance compliance and abatement of noncomplying uses, buildings, structures and signs.
- Adoption and enforcement of premise ordinance to abate nuisance appearance, or neglected yards fronting on or visible from public ways, or subject to neighbor complaint.
- Continued inspection of improvements and enforcement of landscape maintenance covenants prescribed as conditions for Use Permits by the Planning Commission.
- Formation of Neighborhood Improvement Associations to work with City in implementation of neighborhood improvement programs.

This activity should be conducted by the city.

to all types of activities that are not in the public interest
of central planning and control. The activities of the central
authorities should be necessary to maintain the system.

- Survey of all activities - (central)
 - Survey of all activities - (local)
 - Survey of all activities - (regional)
 - Survey of all activities - (national)
 - Survey of all activities - (international)
- This activity should be carried out through the City Planning Department.

11.1.1.1. Survey of all activities - (national)

The objective of this activity is to establish a complete and comprehensive
survey of all activities in order to provide the central authorities
and provide for property maintenance and non-compliance to City Regu-
lations, overcharges, fees, and other information and data.
This can be achieved by activities that will be necessary to implement
such programs:

- Zoning and other regulations, compliance and enforcement of non-compliance, and activities users,
buildings, structures and sites.
- Adoption and enforcement of regulations and standards for the maintenance of
buildings, structures and sites, and other information and data.
- Maintenance of records of buildings and structures and other information and data.
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IV. Proposed Activity - COMMUNITY FACILITIES PROGRAM

The purpose of this activity is to provide improvements to certain public areas in order to improve and expand their services for use by the public.

Activities that would be covered by HCDA program are:

- Development of children's play area at Edgewater Park. This park has been under phased construction for three years. It is an 8-acre neighborhood park site location on Edgewater Boulevard.
- It has been determined that there is a definite need to night-light public parks to assist in curbing vandalism and make parks safe and more usable. The three parks covered under this program are Erckenbrack, Gull and Marlin.
- The grading, landscaping and construction of a ten foot wide pedway along the existing dike from Marlin Avenue to the State owned levee on the north (past Egret Street). This project is part of the overall pedway system using the city's dike system.

There are many other programs being considered by the City which are not covered under HCDA funding. Such projects include, in part the boat park, marina, Boothbay park, etc.

V. Proposed Activity - TOWN CENTER DEVELOPMENT PROGRAM

The purpose of this activity is to examine the development potential, and consider the various functions and alternatives of the Town Center area. In this context Town Center is meant to include the undeveloped area north of East Hillsdale Boulevard, Central Park, the lagoon, Civic Center, Recreation Center and high school site. This activity is extremely important in establishing financial balance, community stability and housing desirability. Many changes are occurring now both within and without the

PROPOSED ACTIVITY - COMMUNITY DEVELOPMENT PROJECT

The purpose of this activity is to provide information to concerned parties in order to improve and expand their services for use by the public.

Activities that would be covered by this program are:

Development of children's play area at Lakewood Park. This park

has been under the jurisdiction for three years. It is an

area which also has been under the jurisdiction of Lakewood Park.

It has been determined that there is a definite need to

improve the park to make it more attractive and

safe and more usable. The Green Park covered under this

program is located at 101st and

102nd Street. The park is situated on a lot which is

located on the north side of 101st Street. The park is

located on the north side of 101st Street. The park is

located on the north side of 101st Street. The park is

located on the north side of 101st Street. The park is

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located on the north side of 101st Street. The park is

PROPOSED ACTIVITY - COMMUNITY DEVELOPMENT PROJECT

The purpose of this activity is to examine the development

of the various functions and activities of the Town Center

area. The Town Center area is located in the north

side of the Town Center area. The Town Center area is

located in the north side of the Town Center area. The

Town Center area is located in the north side of the

Town Center area. The Town Center area is located in the

community. This is a critical time to set directions for the Town Center. This activity would provide the basis for setting realistic objectives and guidelines for carrying out a program to achieve them. Such activity would involve the following:

- The preparation of a Town Center Development Program addressing goals, objectives, policies and design guidelines and examining existing functions and potential functions, alternatives, and implementation measures needed to achieve the Town Center.

VI. Proposed Activity - DEVELOPMENT AND REVIEW PROCESS STUDY

The purpose of this activity is to periodically review the present review process of the Planning Commission regarding Architectural Review and Planned Development and Use Permits. Activities that would be necessary to implement such study:

- Evaluation of overall policies of review process.
- Identification of problems involved in process.
- Development of alternative methods necessary to change or improve process.

This activity should be instituted by and conducted through the Planning Commission.

community. This is a critical time to set directions for the town center. This activity would provide the basis for setting realistic objectives and priorities for carrying out a program to achieve them. Such activity could involve the following:

- The preparation of a town center development program and setting goals, objectives, policies and design guidelines and examining existing functions and potential functions, strengths, and implementation measures needed to achieve the town center.

VII: PROPOSED ACTIVITY - ENVIRONMENTAL AND DESIGN FITNESS STUDY

The purpose of this activity is to periodically review the progress of the process of the Planning Commission regarding architectural review and planned development and use permits. Activities that would be necessary to implement such study:

- Evaluation of overall policies of review process;
- Identification of problems involved in process;
- Development of alternative methods necessary to change or improve process.

This activity should be instituted by and conducted through the Planning Commission.

Review and Update

Like other elements of the General Plan, the Housing Element must be regularly reviewed, revised, and extended if it is to continue to reflect the needs and values of the citizens and their city. It is recommended that a review of the Housing Element take place regularly at least every two years. A two-year review period is the longest interval which will permit maintenance of a two-year action program. The review should incorporate the following steps:

1. Measure and evaluate progress toward the five housing goals and their related objectives. Evaluate how many new housing units have been produced during the review period, location and price range and determine whether the continuation of such production rates will create a satisfactory supply.
2. Determine progress in the two-year action program. Evaluate status of Housing Element activities.
3. Determine the continued consistency, or lack of it, between the Housing Element and the other principal elements of the General Plan.
4. Determine demographic changes in the city. Determine whether there are unexpected changes in the size and composition of the city's population which might require changes in Housing Element activity programs.
5. Prepare a revised and updated Housing Element. Under the auspices of the City Planning Commission, prepare an updated Housing Element. This should describe progress in achieving the housing goals of the city, and when necessary suggest appropriate changes in the Housing Element or in other elements of the General Plan. The report should present recommended programs for the next two years.

Review and Update

The other elements of the General Plan, the Housing Element must be regularly reviewed, revised, and adopted. It is recommended that a review of the values of the Housing Element be made every two years. A two-year review period is the longest interval which will permit maintenance of a two-year action program. The review should incorporate the following steps:

1. Measure and evaluate progress toward the five housing goals and their related objectives. Evaluate how many new housing units have been produced during the review period, location and price range and determine whether the construction of such production rates will create a satisfactory supply.
2. Determine progress in the two-year action program. Evaluate status of housing element activities.
3. Determine the continued consistency, or lack of it, between the Housing Element and the other principal elements of the General Plan.
4. Determine demographic changes in the city. Determine whether there are projected changes in the size and composition of the city's population which might require changes in Housing Element activity programs.
5. Prepare a revised or updated Housing Element. Under the auspices of the City Planning Commission, prepare an updated Housing Element. This should describe progress in achieving the housing goals of the city, and when necessary suggest appropriate changes in the Housing Element or in other elements of the General Plan. The report should present recommended changes for the next two years.

6. After appropriate review and modification where necessary, the City Planning Commission should adopt the recommended revised Housing Element and transmit it to the City Council for their adoption.

Such a review procedure at least every two years would insure continued attention to, and concern with the housing needs of the city, and would bring into existence an on-going and organized process for the continued improvement of housing conditions in Foster City.

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